

Proposal Basic Information	
Proposal File No.	MADA/BP/0045/2023
Owner Name	DEB DAS LAHIRI, SHEO DAS LAHIRI
Khata No	59
Plot No	482
Village Name	Kalipahadi
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY		VERSION NO.: 1.0.66
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN	Plot Use: Residential	
District: DHANBAD	Plot SubUse: Residential Bldg/Apartment	
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA	
Inward No: MADA/BP/0045/2023	Plot/SubPlot No: 482	
Application Type: General Proposal	North: Plot No. - PLOT NO. 480	
Project Type: Building Permission	South: Road Width - 4.87	
Nature of Development: New	East: Plot No. - PART OF PLOT NO. 481	
Location of Development Area: Old Area	West: Plot No. - PART OF SAME PLOT	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	675.04
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	675.04
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		68.35
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	606.69
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	675.04
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	675.04
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		405.02
Proposed Coverage Area ( 58.98 % )		398.17
Total Prop. Coverage Area ( 58.98 % )		398.17
Balance coverage area ( 1.01 % )		6.85
FAR CHECK		
Perm. FAR Area ( 1.800 )		1215.07
Total Perm. FAR area		1215.07
Residential FAR		1163.33
Proposed FAR Area		1173.19
Total Proposed FAR Area		1173.19
Consumed FAR (Factor)		1.74
Balance FAR Area		41.88
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1643.77
ARCHITECT (Regd)		AMIT KUMAR
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		DEB DAS LAHIRI, SHEO DAS LAHIRI
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

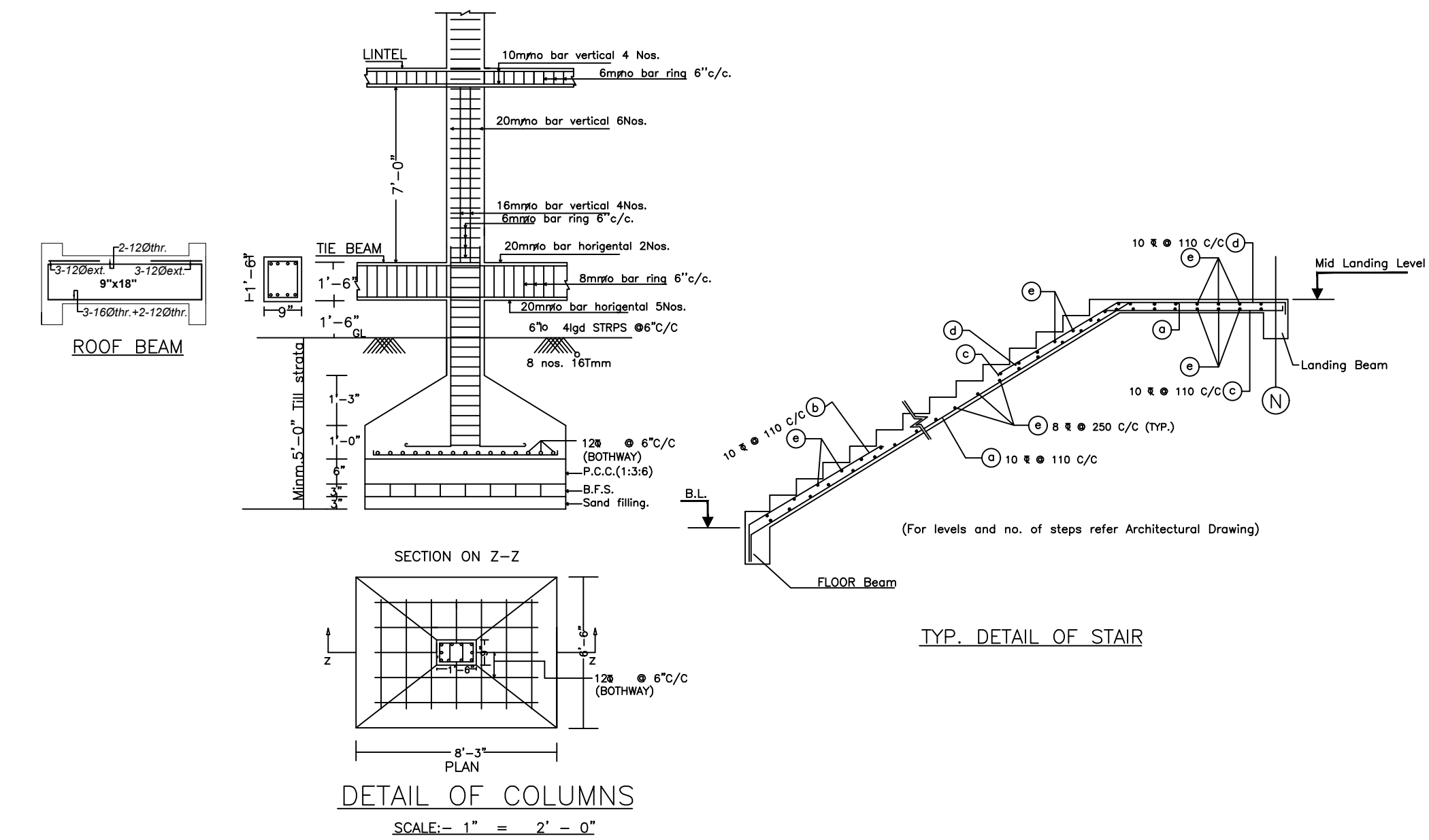
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	407.18		407.18	11.85
Ground Floor	398.17	382.40	398.17	389.47
First Floor	419.21	389.47	419.21	389.47
	419.21	389.47	419.21	389.47
	0.00	0.00	0.00	0.00
<b>Total:</b>	<b>1643.77</b>	<b>1173.19</b>	<b>1643.77</b>	<b>1173.19</b>

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A1 (A1)	Residential	Residential Bldg/Apartment	Non-Highrise

Parking Check (Table 7b)					
Vehicle Type	Reqd.		Prop.		Total
	No.	Area	No.	Area	
Car	-	-	15	187.50	
Total Car	15	187.50	15	187.50	
Visitor's Car Parking	-	-	3	37.50	
Total Visitor Parking	2	25.00	3	37.50	
TwoWheeler	-	-	18	36.00	
Total TwoWheeler	15	30.00	18	36.00	
Other Parking	-	-	-	101.72	
<b>Total</b>	<b>242.50</b>	<b>-</b>	<b>-</b>	<b>398.72</b>	

FAR & Tenement Details (Table 4c-1)													
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
					Lift	Balcony	Accessory Use	Parking					
A1 (A1)	1	1654.63	10.86	1643.77	10.35	21.04	47.31	362.72	1161.34	11.85	1173.19	1173.19	15
<b>Grand Total</b>	<b>1</b>	<b>1654.63</b>	<b>10.86</b>	<b>1643.77</b>	<b>10.35</b>	<b>21.04</b>	<b>47.31</b>	<b>362.72</b>	<b>1161.34</b>	<b>11.85</b>	<b>1173.19</b>	<b>1173.19</b>	<b>15</b>

Required Parking (Table 7a)													
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		Reqd./Unit	Prop.
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.		
A1 (A1)	Residential	Residential Bldg/Apartment	>0	1	15.00	1	15	-	-	-	-	-	-
			>0	1	15.00	-	-	-	-	-	1	15	-
			>0	1	15.00	-	-	1	2	-	-	-	-
<b>Total:</b>							15	15	-	2	3		15

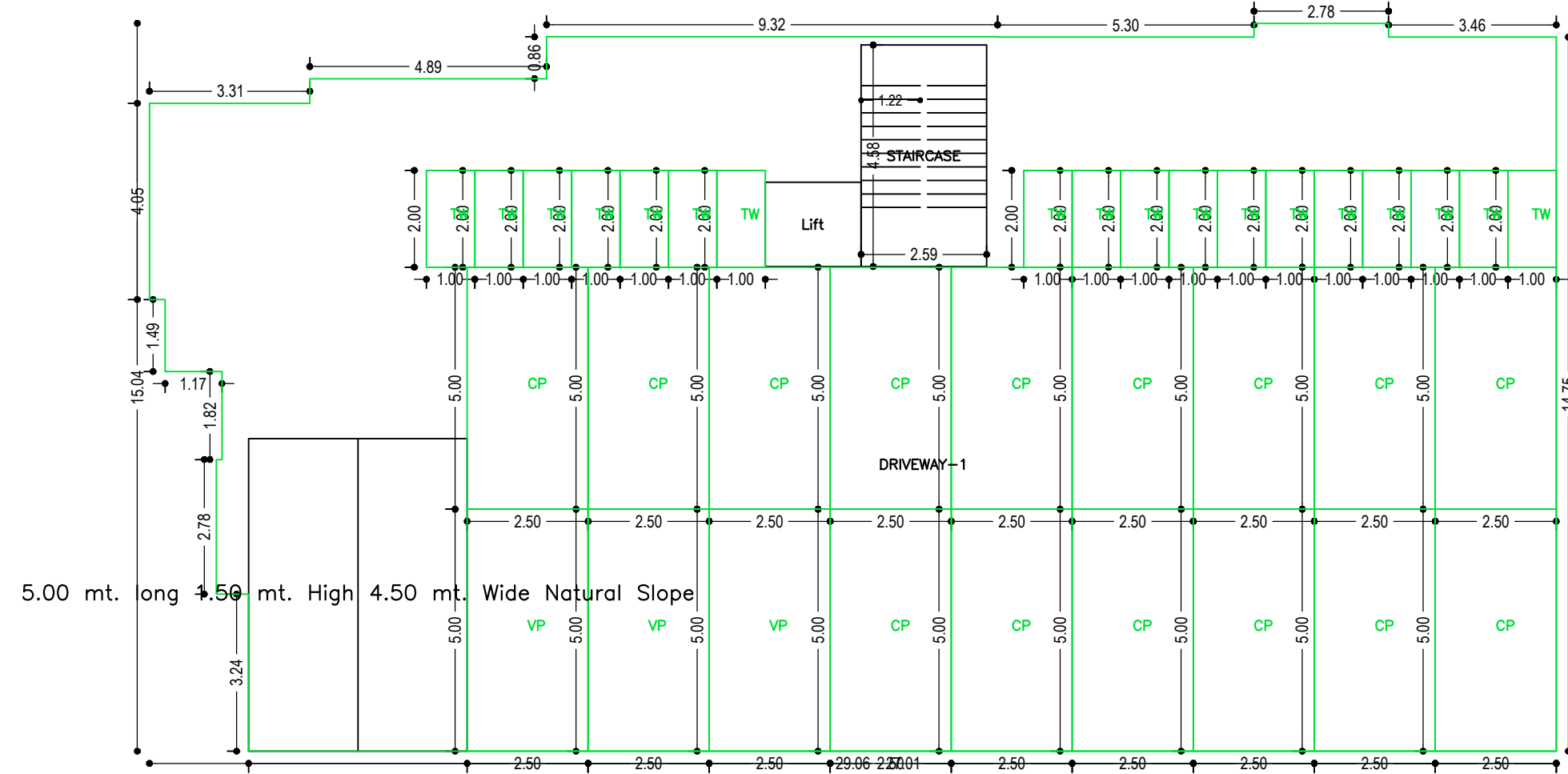
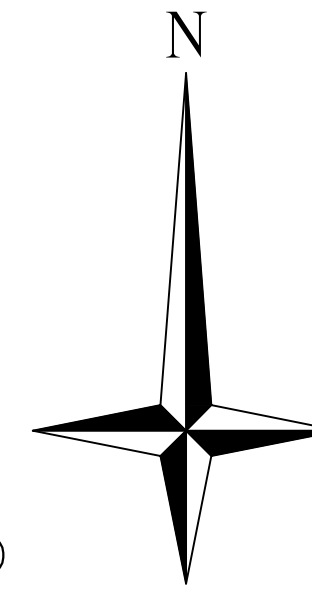


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AMIT KUMAR MADA/ENG/0008/2021			

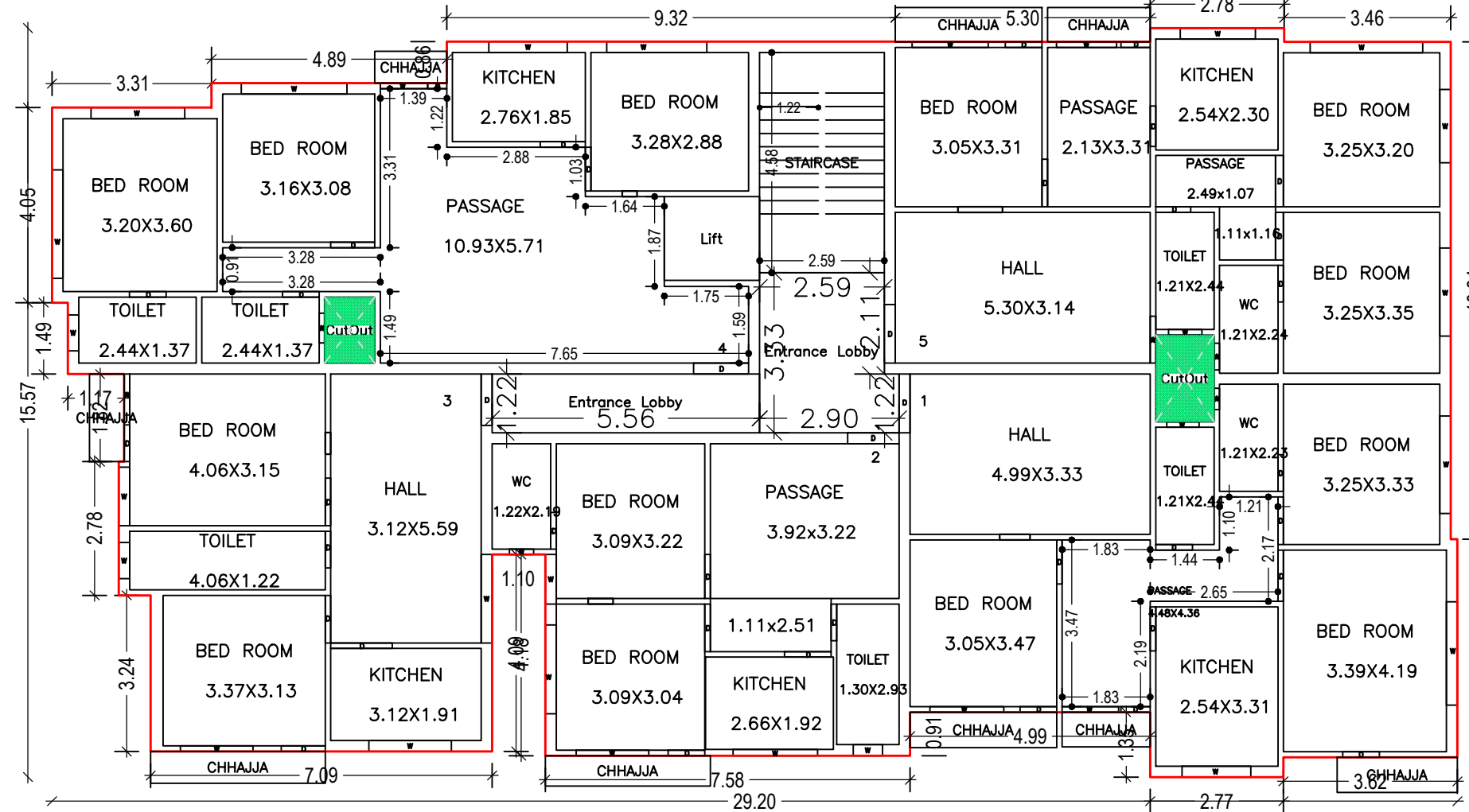


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BASEMENT FLOOR PLAN  
(SCALE 1:100)



GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

Building :A1 (A1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tnmt (No.)
				Cutout	Lift	Balcony	Accessory Use					
Basement Floor	407.18	0.00	407.18	3.45	0.00	0.00	362.72	0.00	11.85	11.85	11.85	00
Ground Floor	401.79	3.62	398.17	0.00	0.00	15.77	0.00	382.40	0.00	382.40	382.40	05
First Floor	422.83	3.62	419.21	3.45	10.52	15.77	0.00	389.47	0.00	389.47	389.47	05
Second Floor	422.83	3.62	419.21	3.45	10.52	15.77	0.00	389.47	0.00	389.47	389.47	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>1654.63</b>	<b>10.86</b>	<b>1643.77</b>	<b>10.35</b>	<b>21.04</b>	<b>47.31</b>	<b>362.72</b>	<b>1161.34</b>	<b>11.85</b>	<b>1173.19</b>	<b>1173.19</b>	<b>15</b>
Total Number of Same Buildings :	1											
<b>Total :</b>	<b>1654.63</b>	<b>10.86</b>	<b>1643.77</b>	<b>10.35</b>	<b>21.04</b>	<b>47.31</b>	<b>362.72</b>	<b>1161.34</b>	<b>11.85</b>	<b>1173.19</b>	<b>1173.19</b>	<b>15</b>

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.40	2.10	03
A1 (A1)	D	0.61	2.10	06
A1 (A1)	D	0.73	2.10	03
A1 (A1)	D	0.76	2.10	39
A1 (A1)	D	0.84	2.10	03
A1 (A1)	D	0.91	2.10	18
A1 (A1)	D	0.94	2.10	03
A1 (A1)	D	0.97	2.10	03
A1 (A1)	D	0.99	2.10	18
A1 (A1)	D	1.07	2.10	12
A1 (A1)	D	1.14	2.10	03
A1 (A1)	D	1.22	2.10	06
A1 (A1)	D	1.28	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

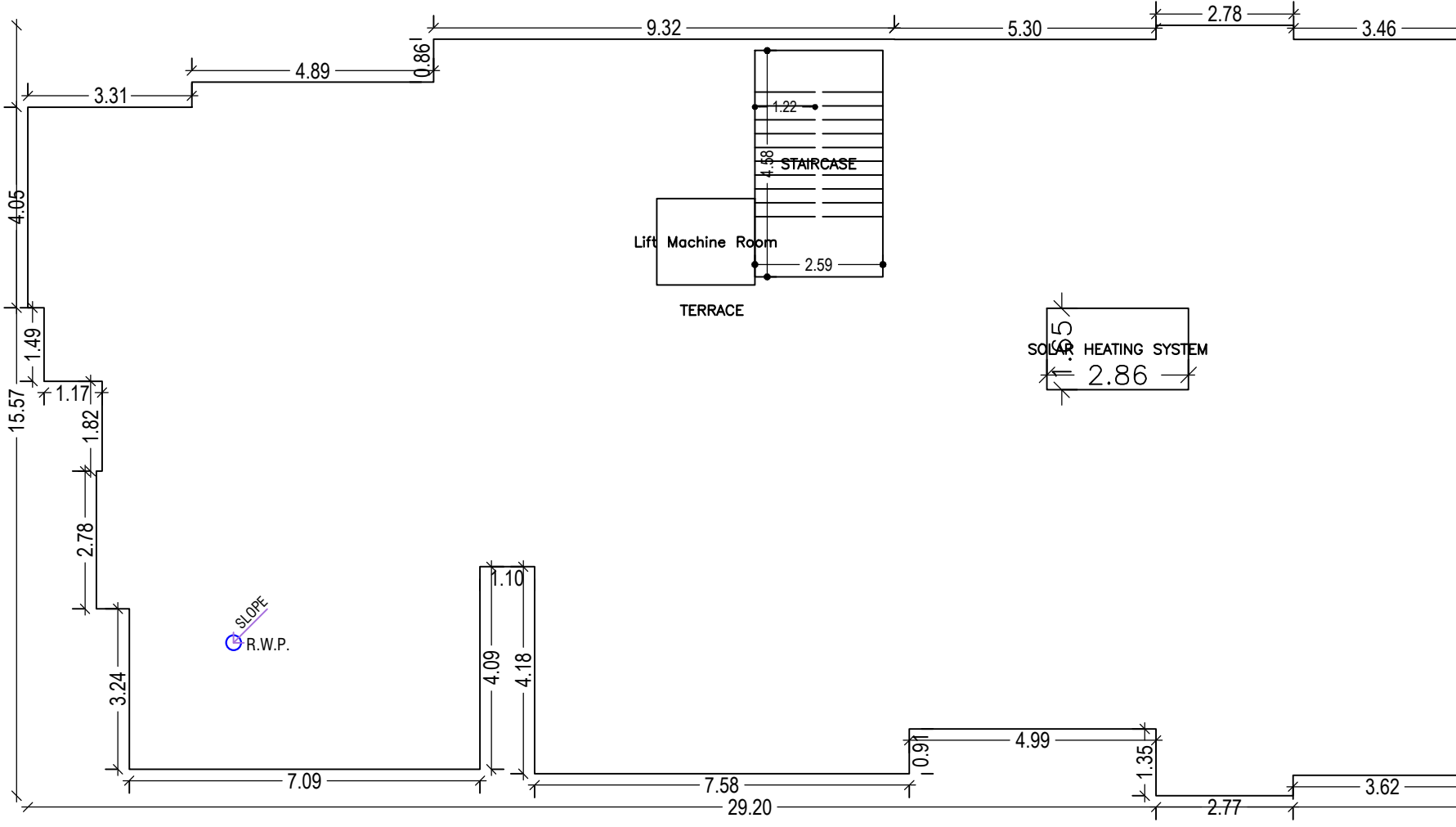
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.45	1.20	03
A1 (A1)	W	0.50	1.20	03
A1 (A1)	W	0.55	1.20	03
A1 (A1)	W	0.61	1.20	03
A1 (A1)	W	0.62	1.20	03
A1 (A1)	W	0.68	1.20	03
A1 (A1)	W	0.69	1.20	03
A1 (A1)	W	0.75	1.20	06
A1 (A1)	W	0.85	1.20	03
A1 (A1)	W	0.98	1.20	06
A1 (A1)	W	1.03	1.20	03
A1 (A1)	W	1.17	1.20	03
A1 (A1)	W	1.22	1.20	03
A1 (A1)	W	1.25	1.20	03
A1 (A1)	W	1.43	1.20	03
A1 (A1)	W	1.51	1.20	06
A1 (A1)	W	1.52	1.20	03
A1 (A1)	W	1.53	1.20	03
A1 (A1)	W	1.56	1.20	03
A1 (A1)	W	1.58	1.20	03
A1 (A1)	W	1.63	1.20	03
A1 (A1)	W	1.71	1.20	03
A1 (A1)	W	1.76	1.20	03
A1 (A1)	W	1.83	1.20	03
A1 (A1)	W	1.84	1.20	03
A1 (A1)	W	1.85	1.20	03
A1 (A1)	W	1.95	1.20	03
A1 (A1)	W	2.03	1.20	03
A1 (A1)	W	2.08	1.20	03
A1 (A1)	W	2.15	1.20	03
A1 (A1)	W	2.20	1.20	03
A1 (A1)	W	2.26	1.20	03
A1 (A1)	W	2.34	1.20	03

Balcony Calculations Table

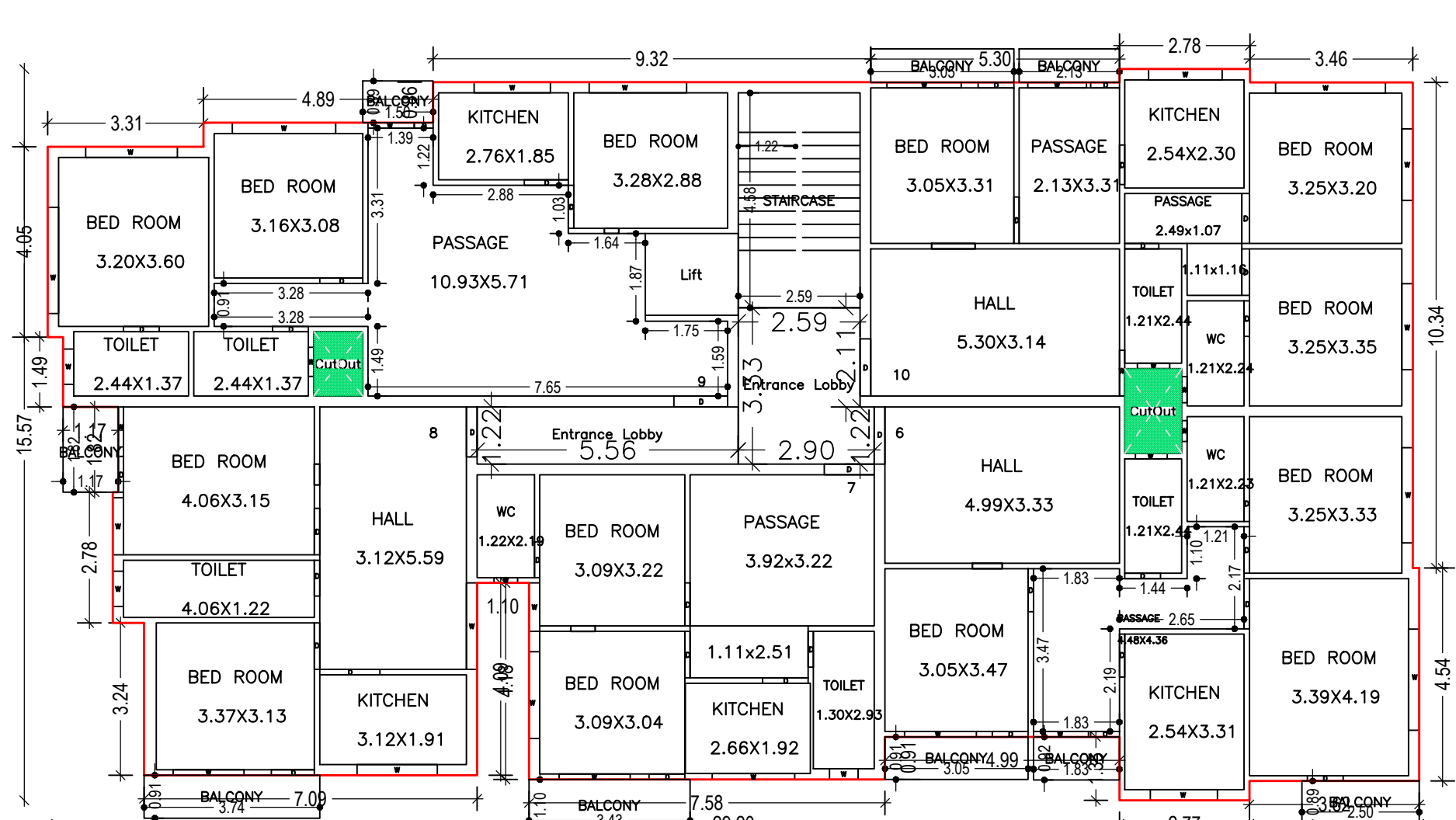
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2 FLOOR PLAN	0.89 X 2.50 X 1 X 2	4.46	42.08
	0.91 X 3.05 X 1 X 2	5.52	
	1.11 X 3.43 X 1 X 2	7.58	
	0.91 X 3.74 X 1 X 2	6.84	
	1.17 X 1.82 X 1 X 2	4.26	
	0.89 X 1.50 X 1 X 2	2.68	
	0.71 X 2.13 X 1 X 2	3.04	
	0.71 X 3.05 X 1 X 2	4.34	
	0.92 X 1.83 X 1 X 2	3.36	
<b>Total</b>			<b>42.08</b>

UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	86.46	86.39	8	5
	2	FLAT	52.15	52.09	6	
	3	FLAT	59.36	59.31	5	
	4	FLAT	86.59	86.55	7	
	5	FLAT	81.32	81.21	9	
TYPICAL - 1, 2 FLOOR PLAN	10	FLAT	85.02	81.21	9	10
	6	FLAT	93.13	86.39	8	
	7	FLAT	55.94	52.09	6	
	8	FLAT	64.92	59.31	5	
	9	FLAT	87.92	86.55	7	
<b>Total:</b>			<b>1139.72</b>	<b>1096.68</b>	<b>105</b>	<b>15</b>



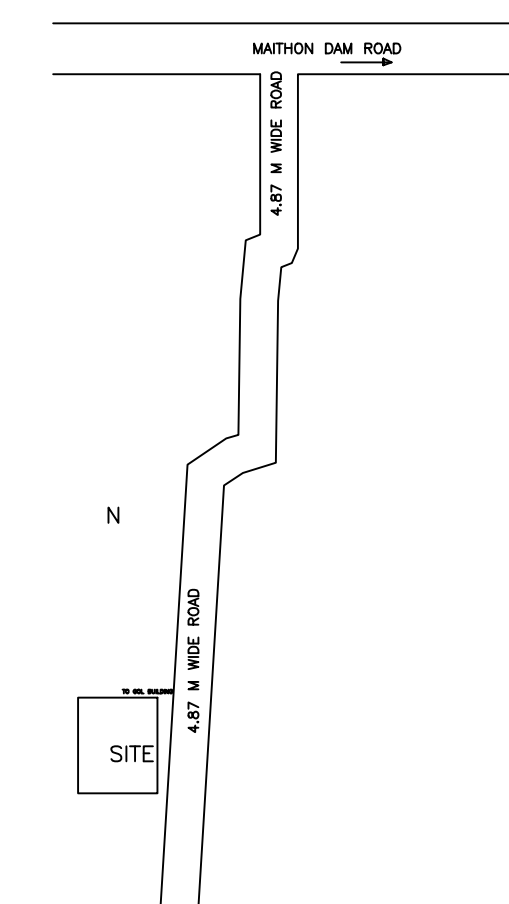
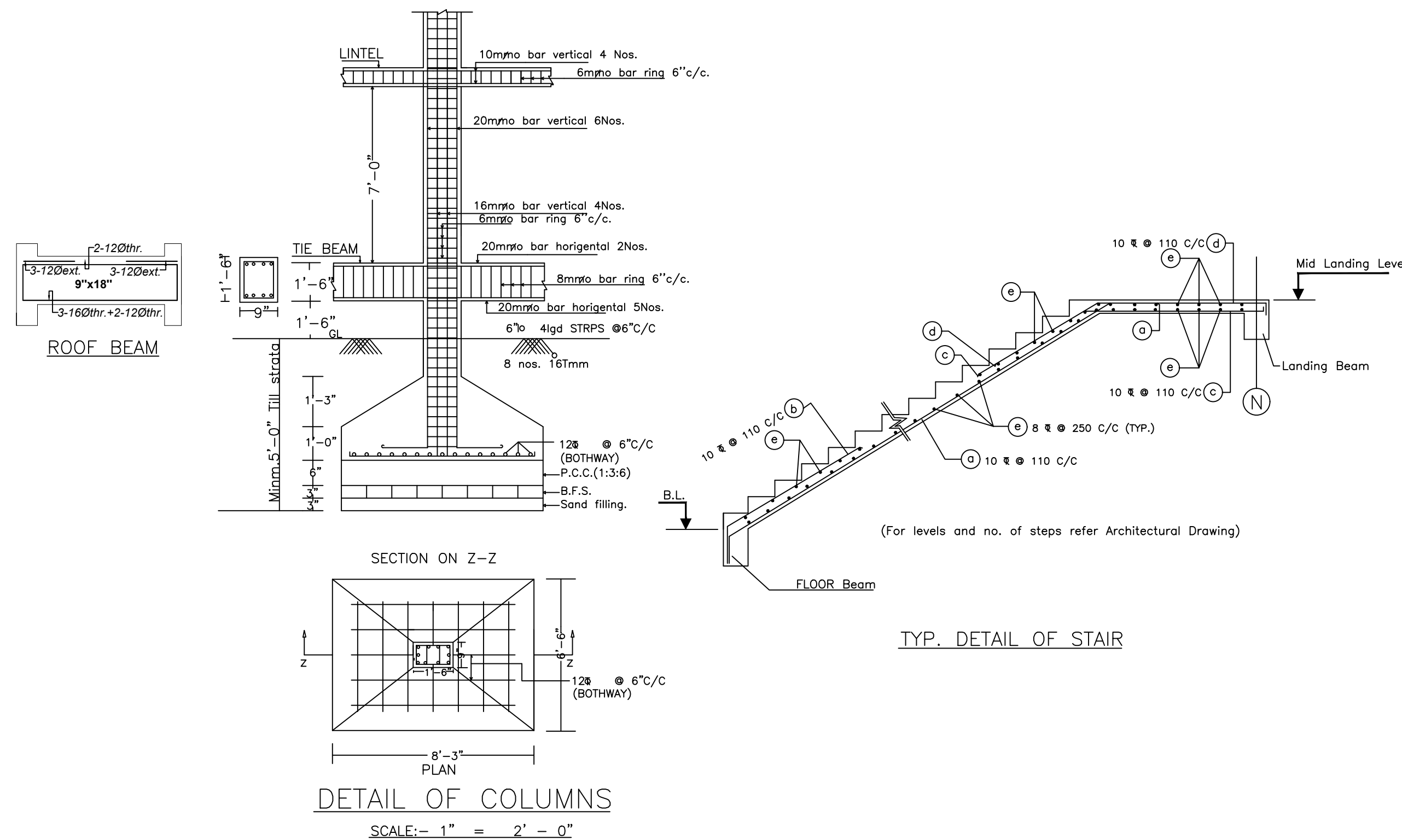
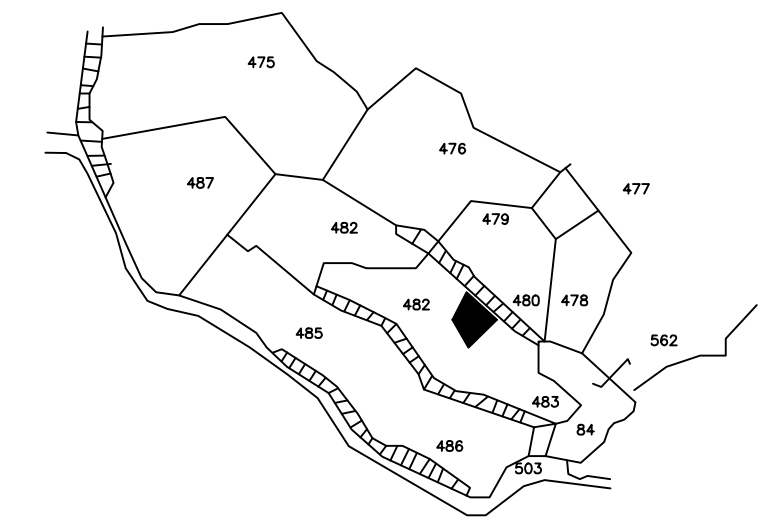
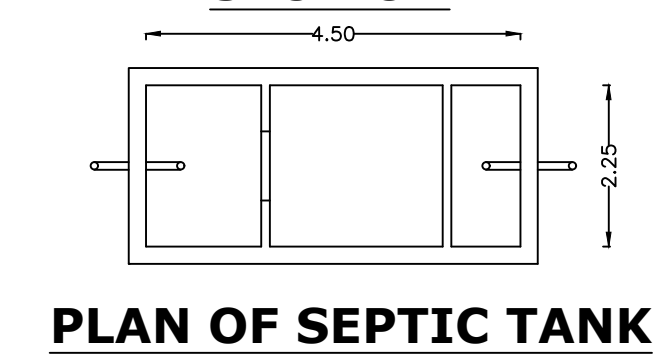
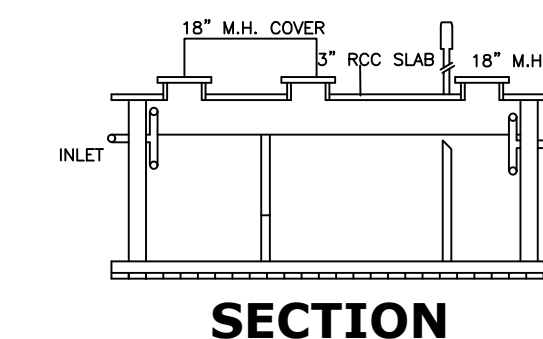
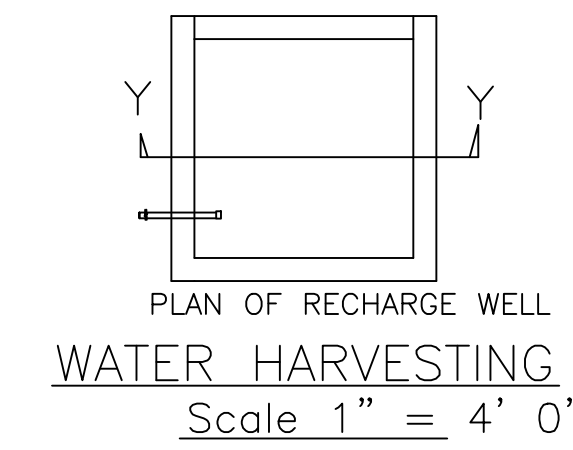
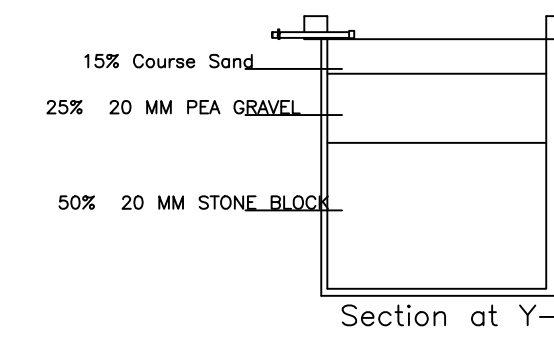
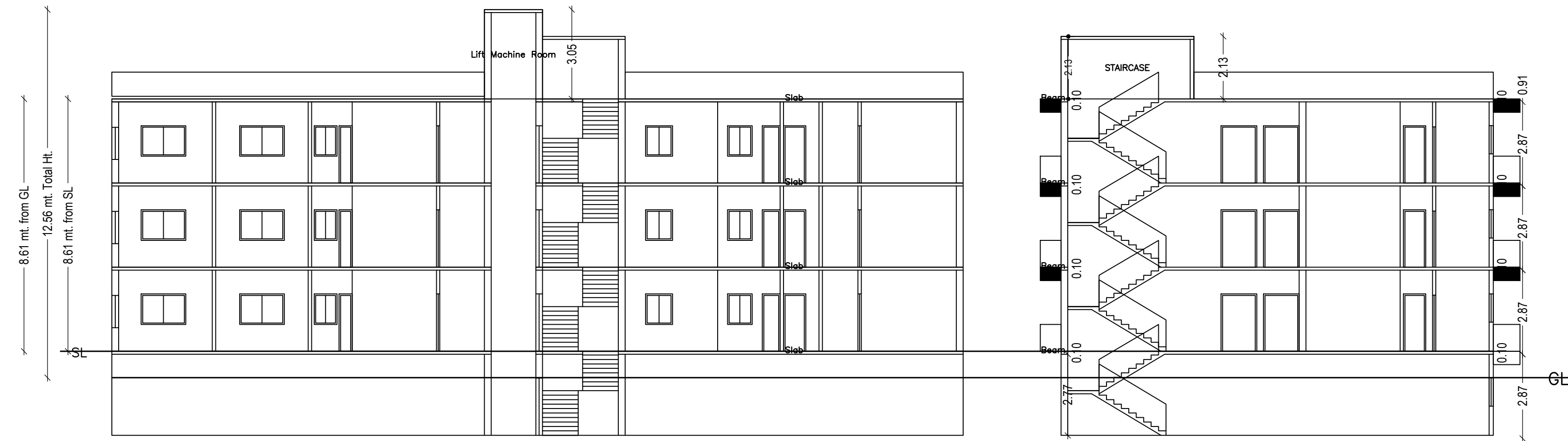
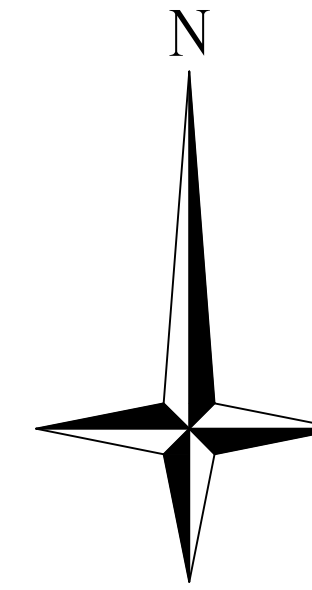
TERRACE FLOOR PLAN  
(SCALE 1:100)



TYPICAL - 1, 2 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AMIT KUMAR MADA/ENG/0008/2021			

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